

RESIDENTIAL LEASE AGREEMENT

This **Residential Lease Agreement** ("Agreement") is made and entered into as of **October 21, 2025** (the "Effective Date"), by and between **Landlord: Sarah Johnson** ("Landlord"), whose mailing address is **123 Maple Street, Apartment 4B, Springfield, IL 62701**, and **Tenant: John Doe** ("Tenant"), whose current address is **456 Oak Lane, Springfield, IL 62704**. Landlord and Tenant may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. Landlord is the lawful owner (or authorized agent of the owner) of the real property and improvements located at:

Premises: 789 Pine Avenue, Springfield, IL 62701 (the "Premises").

B. Landlord desires to lease the Premises to Tenant, and Tenant desires to lease the Premises from Landlord, under the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. LEASE TERM

1.1 **Term.** The lease term shall commence on **November 1, 2025** (the "Commencement Date") and shall terminate at 11:59 PM on **October 31, 2026** (the "Termination Date"), unless earlier terminated in accordance with this Agreement (the "Term").

1.2 **Possession.** Tenant shall be entitled to possession of the Premises on the Commencement Date. Time is of the essence.

2. RENT

2.1 **Amount.** Tenant shall pay Landlord rent in the amount of **\$1,500.00** per month (the "Rent").

2.2 **Payment.** Rent is due in advance on the first day of each month and shall be paid to Landlord at the address specified above (or to such other address or electronic payment method as Landlord designates in writing). Late charges of **\$50.00** or **5% of the overdue amount** (whichever is greater) apply after a grace period of **5 days**.

2.3 **Prorations.** If the Term commences or terminates on a day other than the first or last day of a month, Rent for that partial month shall be prorated on a daily basis.

3. SECURITY DEPOSIT

3.1 **Deposit Amount.** Upon execution of this Agreement, Tenant shall deliver a security deposit in the amount of **\$1,500.00** (the "Security Deposit") to secure Tenant's obligations.

3.2 **Return.** The Security Deposit shall be returned to Tenant, less lawful deductions for damages beyond ordinary wear and tear, unpaid Rent, and other Tenant defaults, within **30 days** after Termination and delivery of possession.

4. USE AND OCCUPANCY

4.1 **Use.** The Premises shall be used and occupied solely as a private residence by Tenant and Tenant's immediate family, not exceeding **4 persons**, and for no other purpose without Landlord's prior written consent.

4.2 **Subletting/Assignment.** Tenant shall not assign this Agreement or sublet the Premises without Landlord's prior written consent, which shall not be unreasonably withheld.

5. UTILITIES AND SERVICES

5.1 **Utilities.** Tenant shall be responsible for payment of all utilities and services supplied to the Premises, including but not limited to electricity, gas, water, sewer, trash, telephone, cable, and internet, except as otherwise agreed in writing.

5.2 **Service Interruptions.** Landlord shall not be liable for temporary interruptions of utility services due to causes beyond Landlord's control.

6. MAINTENANCE, REPAIRS, AND ALTERATIONS

6.1 **Landlord's Obligations.** Landlord shall maintain and keep in good repair the structural components of the Premises and common areas, and shall comply with applicable housing and building codes.

6.2 **Tenant's Obligations.** Tenant shall keep the Premises in a clean, safe, and sanitary condition, promptly notify Landlord of any needed repairs, and be responsible for damage caused by Tenant's negligence or intentional acts.

6.3 **Alterations.** Tenant shall not make structural alterations or substantial improvements to the Premises without Landlord's prior written consent. Any permitted alterations shall become part of the Premises upon installation unless Landlord requires removal.

7. ACCESS TO PREMISES

7.1 **Right of Entry.** Landlord or Landlord's agents may enter the Premises in accordance with applicable law for purposes of inspection, repair, showing to prospective tenants or buyers, or in emergencies. Landlord will provide **48 hours' notice** to Tenant where notice is required by law.

8. DEFAULT AND REMEDIES

8.1 **Default.** Tenant will be in default if Tenant fails to pay Rent when due, abandons the Premises, violates any term of this Agreement, or breaches any applicable law related to the tenancy.

8.2 **Remedies.** Upon Tenant's default, Landlord may pursue all remedies available at law or in equity, including termination of tenancy, eviction, recovery of Rent, damages, and costs of enforcement, including reasonable attorney's fees to the extent permitted by law.

9. TERMINATION

9.1 **Surrender.** Upon termination, Tenant shall surrender the Premises in the same condition as received, reasonable wear and tear excepted, remove all personal property, and return all keys.

9.2 **Holdover.** If Tenant remains in possession after the Term without Landlord's consent, Tenant shall be liable for Rent at the holdover rate of **\$100.00 per day** (or as provided by law) and other damages.

10. INSURANCE AND LIABILITY

10.1 **Tenant's Insurance.** Tenant is strongly encouraged to maintain renter's insurance covering Tenant's personal property and liability. Landlord's insurance does not cover Tenant's personal property.

10.2 **Liability.** Neither Landlord nor Landlord's agents shall be liable for injury, loss, or damage to Tenant or Tenant's property except to the extent caused by Landlord's gross negligence or willful misconduct.

11. PETS

Pets are ☒ permitted ☐ not permitted. If permitted, Tenant shall pay a pet deposit of **\$200.00** and abide by pet rules attached as Exhibit A.

12. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of **Illinois**.

13. MISCELLANEOUS

13.1 **Entire Agreement.** This Agreement, including any exhibits and addenda, constitutes the entire agreement between the Parties and supersedes all prior discussions and agreements.

13.2 **Severability.** If any provision is invalid or unenforceable, the remainder shall continue in full force and effect.

13.3 **Amendment.** Any amendment must be in writing and signed by both Parties.

13.4 **Notices.** Notices shall be in writing and delivered to the addresses set forth above or to such other address as a Party designates in writing.

13.5 **Waiver.** No waiver of any right or remedy shall be effective unless in writing signed by the waiving Party.

SIGNATURES

LANDLORD:

Name: Sarah Johnson
Date: October 21, 2025

TENANT:

Name: John Doe
Date: October 21, 2025